

\$300,000 Rental For Stores in West 36th St. Building

F. & G. Pflumm, with M. & L. Hess, leased to the F. W. Woolworth Company stores and basements in the building 124-126 West Thirty-sixth Street, an aggregate rental of over \$300,000. The building, owned by the F. W. Woolworth Company, is a five-story building, with a basement, and is situated on the corner of West Thirty-sixth Street and Broadway. The building is a modern structure, with a large frontage on Broadway, and is well adapted for retail business. The rental is for a term of five years, and the lease is subject to the approval of the F. W. Woolworth Company.

At 124-126 West Thirty-sixth Street, the F. W. Woolworth Company, Inc., leased additional space at 542 Fifth Avenue to the F. W. Woolworth Company, Inc., for the purpose of operating a store. The lease is for a term of five years, and the rental is for the sum of \$100,000 per annum. The building is a modern structure, with a large frontage on Broadway, and is well adapted for retail business. The rental is for a term of five years, and the lease is subject to the approval of the F. W. Woolworth Company.

WESTCHESTER COUNTY REAL ESTATE

Isidore Nagel, and an office to Rose & Curtis. J. Arthur Fischer leased for A. J. Farbach to Charles Aronson the five-story building at 106 West Forty-eighth Street, at an aggregate rental of \$45,000, and the top left at 40 West Thirty-ninth Street to William Evanko for five years. The building is a modern structure, with a large frontage on Broadway, and is well adapted for retail business. The rental is for a term of five years, and the lease is subject to the approval of the F. W. Woolworth Company.

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WESTCHESTER COUNTY REAL ESTATE

Market Continues Strong For Bronx Vacant Plots

Operator Sells Four of Six Lots on Mount Eden Avenue Acquired Recently. Fred Oppenheimer sold four of the six recently acquired dwellings of the estate of the late Captain Price, 307 Mount Eden Avenue, 45x95, to Jennie Aron, 1500 Monroe Avenue, 30x95, to Richard Deas, 1854 Monroe Avenue, 25x95, to Thomas G. Price, former Assistant District Attorney, and 1856 Monroe Avenue, 25x95, to Katherine Downing.

The Benson Realty Company sold to John J. Lynch, a client of Richard Dickinson, a lot, 33x75, on the northeast side of 157th Street, 100 feet wide, at Third Avenue. Mr. Lynch will improve the property with a store building. Charles Siegel Levy purchased from William P. Murray the southeast corner of Westchester and Jackson avenues, a vacant plot, 55x95, at the foot of the Jackson Avenue subway station. A one-story store building will be erected by Mr. Levy. The George Goldblatt Company was the broker. Mr. Levy also resold the block front on the north side of 170th Street, between Westchester and Jackson avenues. The estate of Isaac G. Johnson sold to Rea S. Irvin the vacant plot, 135.11x36.1 irregular, on the northeast side of Kapok Street, 90 feet south of Palisade Avenue.

WESTCHESTER COUNTY REAL ESTATE

Operators and Investors Buy Business Buildings

Holding Company Purchases Broadway Structure; Sales in Downtown Section. The four-story building with stores, 25x52.5x irregular, at 869 Broadway, south of Eighteenth Street, has been sold by the Bedford Holding Corporation to the P. R. W. Holding Company (David Blum, Harry Bernstein and Mattie Hammerstein). The buying company was incorporated at Albany recently and is capitalized at \$50,000. Lena Sattick sold to Harris Miner a three-story store and loft building at 113 West Twenty-first Street, 25x33. The two five-story building with stores, 34x73.4x irregular, at 115 and 117 Maiden Lane, near Pearl Street, have been purchased by Alfred H. Cumbers from John L. Larkin. They were sold subject to mortgages for \$100,000. The newly formed 244 Canal Street Corporation, with D. Dank, M. I. Murzin and J. Levy as directors, purchased from the Ralph Realty Company the six-story store and loft building, 97.7x95.5x irregular, at 264 Canal Street, adjoining the southeast corner of Cortlandt Alley. The company is represented by Lurie & Feinberg, attorneys.

Emilie M. and Grace A. M. Bullowa sold to Giuseppe D'Abbramo a stable at 89 Thompson Street, 25x100. Dwellings for Edgemere. The Lewis H. May Company sold for Robert T. Whiteman a plot, 50x135, on the east side of Beach Thirty-sixth Street, Edgemere, L. I., to A. Sheinhorn, who will improve with all-year dwellings.

WESTCHESTER COUNTY REAL ESTATE

New York's Most Attractive Offerings LOFTS—SHOWROOMS—OFFICES—STORES

Stores, Floors and Offices
17 East 22d St.
2nd Floor, 91x98
Poss. Feb. 1st.
151 W. 30th St.
11th Floor, 75x98
Poss. Feb. 1st.
49 E. 21st St.
Store and Basement
75x100
Poss. Feb. 1st.
22 W. 27th St.
10th, 11th, 12th Floors
50x98
Poss. Feb. 1st.
354 Fourth Ave.
S. W. Corner 28th St.
4th Floor, 100x200
Possession Now
Also Smaller Units
Poss. Now and Feb. 1st.
34 W. 27th St.
4th, 5th, 7th Floors
68x98
Poss. Feb. 1st.
329 Fourth Ave.
7th Floor, 40x83
Possession Now
34 W. 32d St.
8th Floor, 45x98
Possession Now
907 Broadway
Hess
Stuyvesant 4200

LOFTS—OFFICES—SHOWROOMS
LOW RENTS
EXCEPTIONAL LOCATIONS
IMMEDIATE POSSESSION
NEAR GRAND CENTRAL TERMINAL
Lofts—41st and 42nd Streets—Large and Small Daylight Lofts, suitable for Manufacturing, Passenger and freight elevators.
Showrooms—41st and 42nd Streets—Unobstructed floor space, modern fireproof buildings; heavy carrying capacity. Freight and passenger elevators. Low rents.
Offices—41st and 42nd Streets—Fine Light Offices in Modern Buildings. Low Rents.
14th STREET DISTRICT
Lofts—16th Street, N. E. Cor. 3rd Ave. Daylight Lofts in Modern Building; heavy carrying capacity. Elevator, Steam. Suitable for Manufacturing. Low Rent.
Lofts—12th Street, cor. 3rd Ave. Daylight Lofts in Modern Building. Elevator, Steam. Sprinkler. Low Rent.
HENRY HOFF, 567 3rd Avenue
Bet. 37th and 38th Streets Tel. Murray Hill 5994-9474

WESTCHESTER COUNTY PROPERTIES
Fish & Marvin
MAIN OFFICE: 527 FIFTH AVE., NEW YORK
BRANCH OFFICES THROUGHOUT TERRITORY

Bronxville
DISTINCTIVE ENGLISH COTTAGE, stone and half timber construction, consists of entrance hall, spacious living room with open fireplace, dining room, kitchen on first floor; 4 master bedrooms, 2 tiled bathrooms with showers on 2nd, 3 bedrooms, bath on 3rd. Plot 15x100. Price \$125,000. Apply H-416.

Artistic New Home, Colonial architecture, located on an attractive plot 16x110, within 5 minutes walk of Swanee Country Club. House contains spacious rooms, 3 baths, 1 living porch, breakfast porch, 3 open fireplaces. Price \$150,000. Apply H-201.

RESTRICTED SECTION, Several attractive dwellings, conveniently located, with excellent schools, 10 rooms, 2 baths, all improvements, \$18,500; others 8 rooms, 2 baths, with larger plots, \$19,900 to \$22,000. Must be seen to be appreciated. Phone Bronxville 3100.

Rye
A DECIDED BARGAIN: ATTRACTIVE STUCCO RESIDENCE, situated on 1/2 of an acre of land. House contains 10 rooms, 2 baths, all improvements. Garage. Price \$11,000. Apply H-44.

TO QUICK BUYER owner will sell dairy small home of 7 rooms and bath for \$11,900; or furnished for \$12,000. Apply H-817. Phone Rye 212.

Fieldston
Riverside-on-Hudson
New York City

ENJOY THE BEST OF NEW YORK CITY LIFE IN COUNTRY SURROUNDINGS
A SMALL INVESTMENT OF CASH AND YOUR ABILITY TO LIVE WILL SECURE A BEAUTIFUL PRIVATE RESIDENCE.

Act now on that resolution that you have made so many times to own your own home. The continuous payment of excessively high rentals is unsatisfactory and not necessary.

Prompt action in selecting a plot and making arrangements for building your own house before April 1 will save you at least \$2,000. You can build a very attractive, modern house, having all conveniences, in Fieldston at prices ranging from \$12,000 to \$15,000, exclusive of the land. Beautiful building sites from 400 up to 10,000 sq. ft. available. You may never see so good an opportunity to realize your ideal as at the present time. Fieldston Office Open Every Day.

GEORGE HOWE, 527 Fifth Avenue, N. Y.
SPECIALIST IN SUBURBAN AND COUNTRY PROPERTIES

Larchmont Gardens
LARCHMONT-ON-THE SOUND
TWO OPPORTUNITIES—MAKE YOUR CHOICE NOW
BUILDING SITES—50x125
Right now is the time to select your plot at pre-war prices. We can help you choose and plan your own home now—before prices advance. The carrying charges will be far less than rent you have to pay. Plot 50x125 for \$1,000 upward.

CHARMING NEW COLONIAL RESIDENCE
With large living room (stone fireplace), dining room, kitchen, 3 bedrooms, tiled bath. On large plot, fruit trees and brook. A minutes from stores and station, 5 minutes from school. Price \$9,500. \$1,000 cash, balance to be paid \$85.00 per month.

Larchmont Garden, only 37 minutes from Grand Central on main New Haven Line, is one of the most attractive all-year-around homes in the vicinity of New York. It is the home of many prominent business men, who enjoy the winding boulevard, artistic lake, water falls and wonderful opportunities for Summer and Winter sports.

For inspection of property call at branch office, open every day
Phone Larchmont 28 or write for illustrated booklet
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SPECIALIST IN SUBURBAN AND COUNTRY PROPERTIES

HIGH CLASS FIREPROOF BUILDINGS
99 Fifth Ave.
near 18th St.
239 Fourth Ave.
Adjoining 11th St.
Few Choice Lofts
also parts of Lofts
Moderate Rentals
ROBERT P. ZOBEL
35 West 39th Street Tel. 6207 Longacre
OR YOUR OWN BROKER

Tilmar Building
Adjoining Broadway
145 West 45th St.
Entire Floor
Offices & Studios
At Moderate Rentals
ROBERT P. ZOBEL
35 West 39th Street Tel. 6207 Longacre
OR YOUR OWN BROKER

1.05 Sq. Ft.
Facing Madison Square Park
15-19 E. 26th St.
running through to
10-14 E. 27th St.
In 20-Story Loft and Office Building
One Entire Floor About 16,800 Sq. Ft.
IMMEDIATE POSSESSION
also
9th & 10th Floors Comprising 33,600 Sq. Ft.
POSSESSION FEBRUARY 1, 1922
Suitable for Executive Offices, Showrooms or Light Manufacturing.
Modern Building, 100% Sprinkler, Excellent Light
Full particulars, Phone Lewis 9909, Mr. Herter

Between The Terminals
New 16 Story Building Ready for Occupancy
15 West 37th St.
Adjoining Fifth Avenue
No Manufacturing
Floors
Offices
Salesrooms
1,000 to 6,400 Sq. Ft. Net
Apply
CROSS & BROWN COMPANY
Agent
18 East 41st St. 2nd Floor.
Murray Hill 7100

Desirable Floors and Offices
Crimmins Bldg.
130 East 59th St.
Entire Floor
About 1600 Sq. Ft.
Suitable for office, drafting room or lodge room purposes; excellent light. Located on south side of 59th St., adjacent to all transportation lines.

1367 Broadway
Corner of 37th St.
Entire 2nd Floor
Over 3000 Sq. Ft.
Centre of the most desirable Wholesale Section. Midway between both terminals and adjacent to Fifth Avenue retail shops. Immediate possession.

Centurian Bldg.
1182 Broadway,
Adjoining Hotel Breslin
Entire Floor 4000 Sq. Ft.
Also Small & Large Offices
Heart of the Women's Ready-to-Wear Section. Immediate Possession.

240 Broadway
Facing City Hall Park
Entire 2nd Floor 2000 Sq. Ft. and Small Offices
Reasonable rates. Building recently remodeled. Immediate Possession.

HARRIS, VOUGHT & CO.
6 East 46th St. Tel. Vanderbilt 31

DELHAMWOOD
The REAL SUBURBAN HOME LOCATION
25 MINUTES FROM N. Y. CITY (42d ST.)
A visit to Delhamwood will absolutely convince any prospective home builder of the real merit of its location, the neighborhood of peer excellence, the fine people who are its inhabitants, the excellent taste and refinement of their homes and the natural scenic beauty everywhere.
We Have to Offer a Limited Number of Choice Building Plots
at prices never to be duplicated again so near N. Y.
Unlimited train service on 2 railroads.
Jos. Lambden & Son, Inc.,
56 Lawton St. Tel. 202. New Rochelle, N. Y.
For more detailed particulars, descriptions and prices call, phone or mail coupon below.

NAME _____
ADDRESS _____

MONTCLAIR
IS THE LEADING SUBURB OF NEW YORK CITY
WE'VE SAID THAT BEFORE, BUT A TRUE STORY WILL BEAR REPEATING. WE RECOMMEND THE FOLLOWING FOR PURCHASE:
\$18,000. A hillside residence in exclusive section, contains 11 rooms, 2 bathrooms; open fireplace, steam and electricity.
\$24,000. Modern Colonial residence; 10 rooms, 3 bathrooms; solarium; garage; large plot.
\$30,000. One of the best properties obtainable at this price; a stucco residence with Spanish tile roof, 11 rooms, solarium, billiard room, 2 bathrooms; plot 150 ft. front; beautiful trees and shrubbery; double garage. Must be sold at once.
REMEMBER: THE "CRAWLEY SERVICE" IS WELL KNOWN FOR ITS RELIABILITY AND EFFICIENCY
F. M. Crawley & Bros.
Opp. Lackawanna Terminal Real Estate Brokers Montclair, N. J.

LOFTS-25c. Per Sq. Ft.
Brick building, good location; 7,500 sq. ft. floor area.
Will rent in units required; suitable for MANUFACTURING or STORAGE
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567 3rd Avenue
Bet. 37th and 38th Sts. Tel. Murray Hill 5994-9474

Lofts and Offices
100 & 104 5th Ave.
N. W. Corner 15th St.

3 Lofts
9,150 Sq. Ft.
8,500 " "
5,000 " "
Possession Feb. 1st

Offices
Small and large single or en suite
Immediate Possession

Modern Fireproof Buildings
100% Sprinkler.
Apply on premises or
Edgar A. Levy Leasing Co.
505 5th Ave. Tel. Murray Hill 6330
Or Your Own Broker.

LONG LEASE
In Automobile District
Four Story 20x100, between Broadway and 8th Ave. on 5th St.
ASHFORTH & CO.
501 Fifth Ave. Murray Hill 142

LOFTS FOR RENT
377 Fifth Ave., at 35th St.
6th fl. (top), 2,000 Sq. Ft. net. \$6,000
184 Fifth Ave., at 23rd St.
4th floor, 2,400 Sq. Ft. net. \$4,000
2d floor, 700 Sq. Ft. net. \$4,500
388-390 Sixth Avenue
with 100 ft. on 24th Street, 3,500 Sq. Ft. net.
403 Sixth Avenue
4th floor, 700 Sq. Ft. net. \$900
5th floor, 345 Sq. Ft. net. \$800
3rd floor, 355 Sq. Ft. net. \$1,200
109 West 42nd Street
4th floor, 260 Sq. Ft. net. \$900
5th floor, 345 Sq. Ft. net. \$800
3rd floor, 355 Sq. Ft. net. \$1,200
WILLARD S. BURROWS CO.
106-110 West 34th St. Tel. Fitts 5450-1-2
Or Your Own Broker.

Possession February, 1922
DESIRABLE LOFTS
Near Fifth Avenue
15 EAST 17TH ST.
First loft (25x10) \$2,100
Fourth loft (25x10) 2,200
17 EAST 17TH ST.
First loft (25x10) \$2,000
Fourth loft (25x10) 2,200
20 EAST 17TH ST.
Third loft (25x10) \$2,400
Fourth loft (25x10) \$2,400
HEILNER & WOLF, 51 E. 42d St.
Or your own Broker

Owner Retiring to Country Estate
SEE THIS TO-DAY MAKE ME AN OFFER
A beautifully laid out home, flooded with sunshine, 3 tiled baths, enclosed sun porch, front windows all screened; plot 75x125; garage; near schools and churches. Ideal location; or particular telephone Mr. McMillan, Broker, 8720 Broadway, can be seen Sunday between 11 A. M. and 4:30 P. M. 533 HIGHER AVE.

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Do it Now—Don't Delay
Buy Yourself a Home
Flooded with Sunshine

BRONXVILLE
ARE YOU LOOKING for a comfortable home, highly situated, with all modern improvements? Living room 15x21 with large stone fireplace, porch 12x21, 2 bathrooms; pedestal built-in bath lavatory; electric base outlet; hardwood floors; steam heat; large size plot in beautiful 110,000 terms arranged. N. Y. City. Price \$12,000. Call Mr. McMillan, Broker, 8720 Broadway, for particulars.

NEW ROCHELLE
AN OPPORTUNITY for the right family—One of our clients who has an exceptionally attractive home of 9 rooms, 3 baths, and one of the best sections of New Rochelle, will rent fully furnished for the winter months to a family responsible family at the purely nominal rental of \$150 per month.
MRS. EDMUND W. BODINE, 472 Main St., New Rochelle, N. Y. Telephone 545.

A DECIDED BARGAIN at New Rochelle. 6 rooms, 2 baths; hot water heat; garage; large plot; fruit; conveniently located; wide open wishing smaller house will sell for \$15,000. LARCHMONT, new house, 7 rooms; garage; shady plot; well built. Only \$12,500. Terms. CLOUT & EGGER, 61 East 42nd St., N. Y. Tel. Murray Hill 5234.

THREE-STORY, 8-family building, grocery store, with or without stock and fixtures, and a good barn; excellent opportunity for a man well awake. N. Y. Phone 2483.

NEW ROCHELLE—FOR RENT, unfurnished and furnished house, \$150 per month and upward. O'CONNOR REAL ESTATE AGENCY, 248 Huguenot St., Tel. 594 New Rochelle.

PORT CHESTER
VERY desirable home, 6 to 11 rooms, 1-2 baths; excellent location; near schools, churches, etc.; \$7,000-\$12,000, on easy terms. Call Mr. McMillan, Broker, 8720 Broadway, Tel. 8720, for particulars.

BEAUTIFUL PRIVATE HOME FOR QUICK SALE BELOW COST.
Mining interests have taken the original owner to New Mexico permanently. To close sale of this imposing Colonial home within the next two weeks will accept \$60,000 cash from desirable purchaser and leave balance of \$19,000 on mortgage. A two-car garage, now under construction, is included. In a beautiful, refined, highly restricted suburb. House contains 13 big, lavishly decorated rooms, 3 fully tiled bathrooms, washroom and servants' toilet, fitted with built-in tubs and the best fixtures money can buy, and is located on a plot of 1/2 of an acre, with fine shade trees and enormous velvet lawns planted with many flowers and shrubs. A boating, country club and golf club are near by and available to any one who purchases this property. The house is in perfect condition, spread out for miles; elevation nearly 1,600 feet; all air improvements, with the advantages of the country here; just a convenient distance from Broadway. Commuting within the hour; express station 5 min. walk distant. Cannot be duplicated for \$45,000 at present cost of building, and it is only four years old and in perfect condition and repair. For pictures and details write Private Apartments 35, 445 Madison Ave., New York City. Please do not call.

235 W. 125th St.
Very Desirable Floor
One tight up
50 x 75
Show Window Front
In Theatre Bldg.
(Harlem Shopping Center)
Sublet Lease Cheap
Apply I. KAHN, 228 W. 125th St.
Phone Morningstar 2711.

Offices Floors
Possession February, 1922
Modern 16-Story Building
64x100
33 West 38th St.
J. C. & M. G. Mayer
347 Madison Ave. Tel. 6515 Murray Hill
or your own Broker

LOFT
29 EAST 31st ST.
2nd and top floors, 2,000 Sq. Ft. each
Modern elevator building.
Sprinkler system being installed.
Superintendent on premises or
BAUER, MILBANK & MOLLOY, INC.
51 East 42nd St. Murray Hill 1936.

5 EAST 47TH ST.
AT 4TH AVE.
3D & TOP FLOORS TO LET
Containing 2,000 sq. ft. each.
Rent Attractive
Steam heat, electric light, immediate possession.
Suitable for any desirable business.
RULAND & BENJAMIN, INC.
14 EAST 48th St. Tel. Vand. 9263

37-39 E. 28TH ST.
Store & Basement
TO LET
Apply on premises or
N. A. BERWIN & CO., 103 Park Ave.

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IN THE HILLS BACK OF RYE
BUILD NOW!
The long-awaited drop in the cost of building materials has taken place. In the opinion of experts, conditions at the present moment are as favorable for home construction as they are likely to be for a considerable time to come, and none so if the confidently expected Spring boom becomes a reality.

THE STERLING PROPERTIES
offer a tremendously varied choice of unusually desirable and picturesque HOME SITES
In the only available undeveloped portion of the popular Rye Section, surrounded on every side by fine estates and well-known country clubs. Restricted divisions of three or more acres with preliminary improvements at attractive prices.

MAPS, PARTICULARS AND APPOINTMENTS TO INSPECT ON REQUEST
Kenneth Ives & Co., Selling Agents
17 EAST 42d ST., NEW YORK
PHONE MURRAY HILL 6017

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Do it Now—Don't Delay
Buy Yourself a Home
Flooded with Sunshine

BRONXVILLE
ARE YOU LOOKING for a comfortable home, highly situated, with all modern improvements? Living room 15x21 with large stone fireplace, porch 12x21, 2 bathrooms; pedestal built-in bath lavatory; electric base outlet; hardwood floors; steam heat; large size plot in beautiful 110,000 terms arranged. N. Y. City. Price \$12,000. Call Mr. McMillan, Broker, 8720 Broadway, for particulars.

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MRS. EDMUND W. BODINE, 472 Main St., New Rochelle, N. Y. Telephone 545.

A DECIDED BARGAIN at New Rochelle. 6 rooms, 2 baths; hot water heat; garage; large plot; fruit; conveniently located; wide open wishing smaller house will sell for \$15,000. LARCHMONT, new house, 7 rooms; garage; shady plot; well built. Only \$12,500. Terms. CLOUT & EGGER, 61 East 42nd St., N. Y. Tel. Murray Hill 5234.

THREE-STORY, 8-family building, grocery store, with or without stock and fixtures, and a good barn; excellent opportunity for a man well awake. N. Y. Phone 2483.

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PORT CHESTER
VERY desirable home, 6 to 11 rooms, 1-2 baths; excellent location; near schools, churches, etc.; \$7,000-\$12,000, on easy terms. Call Mr. McMillan, Broker, 8720 Broadway, Tel. 8720, for particulars.

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